

DC Ranch Preliminary Plat Parcel 1.2 Project Narrative

INTRODUCTION

Planning Unit I at DC Ranch is located at the southeast corner of Union Hills Drive and Pima Road, extending east to the Reata Pass Wash and south of Palo Brea Road. There are various zoning categories and land uses proposed and developed within Planning Unit I, including an approximately thirty one (31) acre conceptually commercially zoned area. The mixed use area is located within the northwestern portion of Planning Unit I along the newly aligned Pima Road and is divided into planning areas known as Parcel 1.1 and Parcel 1.2

LOCATION

Parcel 1.2 is bounded by DC Ranch Parcel 1.1 to the west, Trailside View to the south, 91st Street to the east, and Union Hills Drive to the north.

PRELIMINARY PLAT

The preliminary plat is being processed in conjunction with the development of an integrated mixed-use center within Planning Unit I at DC Ranch. Parcel 1.2 is approximately 9.4 acres and will be subdivided into multiple lots and tracts to allow the development of residential units integrated with a commercial center to be developed on DC Ranch Parcel 1.1. In addition, there will be a condominium plat over portions of Parcel 1.2 to accommodate the condominium units. Currently it is anticipated that there will be four (4) lots for the condominium units, a couple of tracts and an additional thirty six (36) lots for the town home units. The lots vary in size and dimension depending on the layout of the proposed condominium buildings. The tracts cover the private access ways and common areas.

BN 977605v4

**16-PP-2006
9-14-06**



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SITE PLAN



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	189.02	481.25	163.12	25.01	158.87
C2	105.05	723.00	133.45	77.02	153.90
C3	143.14	146.17	18.00	8.45	17.87
C10	84.50	25.00	18.00	8.45	17.87
C11	104.52	161.00	139.71	88.80	158.87
C12	137.00	168.00	187.17	148.75	181.07
C13	101.54	161.00	53.70	26.85	53.69
C14	87.48	25.00	38.32	24.07	34.68
C15	172.52	162.00	127.71	85.15	158.48
C16	108.22	185.00	273.76	133.13	213.51
C17	129.55	114.50	58.81	30.60	58.13
C18	105.05	384.00	49.82	25.02	49.80
C19	21.51	45.50	24.98	12.83	24.84

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S80°13'28"E	72.00	126	S82°51'51"E	79.38
2	S17°51'51"E	183.48	127	S08°41'58"E	10.41
3	N20°14'43"E	153.37	128	N02°28'08"E	16.45
4	N02°11'52"E	127.13	129	S87°31'51"E	82.21
5	N88°51'11"E	118.55	130	N07°28'08"E	21.88
6	S84°33'01"W	288.48	131	N08°41'58"E	25.41
7	N73°25'17"W	38.73	132	N08°41'58"E	24.00
8	N00°04'28"W	200.84	133	N08°41'58"E	24.00
9	S89°57'48"W	35.57	134	N08°41'58"E	24.00
10	S00°04'28"E	169.25	135	N08°41'58"E	24.00
11	S89°55'31"W	112.59	136	N08°41'58"E	24.00
12	S00°02'14"E	46.50	137	N08°18'22"E	82.00
13	N00°02'14"E	13.18	138	S08°18'22"E	75.84
14	N89°57'48"E	18.16	139	S08°18'22"E	75.84
15	S21°37'45"W	276.85	140	S08°18'22"E	77.30
16	S69°55'31"W	184.86	141	S08°18'22"E	78.87
17	N89°57'48"E	2.15	142	N11°51'51"W	7.04
18	S45°02'14"E	73.97	143	S02°28'08"E	16.44
19	S69°55'31"W	109.76	144	S08°18'22"E	10.84
20	S21°37'45"W	73.72	145	S02°28'08"E	101.00
21	S02°28'08"E	73.72	146	S08°18'22"E	77.30
22	S20°14'27"W	73.70	147	S08°18'22"E	6.12
23	N02°14'27"E	62.25	148	S08°18'22"E	88.30
24	N20°14'27"E	64.12	149	N02°28'08"E	10.00
25	S89°57'48"E	85.17	150	S08°18'22"E	104.83
26	S69°55'31"W	87.13	151	S08°18'22"E	51.93
27	N21°37'45"E	58.13	152	S08°18'22"E	24.00
28	N02°14'27"E	60.74	153	S08°18'22"E	24.00
29	N02°14'27"E	61.78	154	S08°18'22"E	12.00
30	S17°51'51"E	17.17	155	N02°28'08"E	25.23
31	S21°37'45"W	73.33	156	S08°18'22"E	56.68
32	S02°28'08"E	15.13	157	N02°28'08"E	55.68
33	S21°37'45"W	184.03	158	N02°28'08"E	80.07
34	S21°37'45"W	5.00	159	N02°28'08"E	80.07
35	N88°51'11"E	73.33	160	N02°28'08"E	80.07
36	S69°57'11"E	184.74	161	N02°28'08"E	80.07
37	S21°37'45"W	89.85	162	N02°28'08"E	57.87
38	S13°02'40"W	89.25	163	S08°18'22"E	185.68
39	S13°02'40"W	82.21	164	S08°18'22"E	37.34
40	N02°10'40"E	68.52	165	S08°18'22"E	24.00
41	N21°37'45"E	62.92	166	S08°18'22"E	24.00
42	S69°57'20"E	55.30	167	S08°18'22"E	24.00
43	N89°57'20"E	55.30	168	S08°18'22"E	52.34
44	N89°57'20"E	55.32	169	S08°18'22"E	184.19
45	N21°37'45"E	246.00	170	S08°18'22"E	106.90
46	S07°08'03"E	179.88	171	N02°28'08"E	79.17
47	S48°23'38"W	83.00	172	S08°18'22"E	76.87
48	S82°51'51"E	2.17	173	N02°28'08"E	69.68
49	N07°08'03"E	2.50	174	N02°28'08"E	69.17
50	N07°08'03"E	23.48	175	N02°28'08"E	69.17
51	S82°51'51"E	14.28	176	S02°28'08"E	79.17
52	S18°30'27"W	21.57	177	S08°18'22"E	34.00
53	S07°08'03"E	26.10	178	S02°28'08"E	24.00
54	S07°08'03"E	30.00	179	S02°28'08"E	24.00
55	S09°13'54"E	26.10	180	S02°28'08"E	24.00
56	S48°14'05"W	54.33	181	S02°28'08"E	24.00
57	S17°51'51"E	22.78	182	S02°28'08"E	24.00
58	S48°14'05"W	22.08	183	S02°28'08"E	24.00
59	S48°14'05"W	22.24	184	S02°28'08"E	24.00
60	S08°18'22"E	21.00	185	S02°28'08"E	24.00
61	S08°18'22"E	163.08	186	S02°28'08"E	24.00
62	N08°41'58"E	121.76	187	S02°28'08"E	10.00
63	S08°41'58"E	22.18	188	N02°28'08"E	69.17
64	N08°18'22"E	19.82	189	S02°28'08"E	24.00
65	N08°18'22"E	21.43	190	S02°28'08"E	50.87
66	N02°14'27"E	19.97	191	S02°28'08"E	50.03
67	S23°18'58"E	60.27	192	S23°18'58"E	60.27

